

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Had Low Holdings, Inc.

Case #: 101-R-03

Date: October 14, 2003

Comments:

1. A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Fort Lauderdale-Hollywood International Airport.
2. A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

Recommendations:

1. The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Had Low Holdings, Inc.

Case #: 101-R-03

Date: October 14, 2003

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The owner shall obtain a permit from the State of Florida Department of Transportation for access modifications on S.R. 84.
3. Owner of the referenced property is advised no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.
4. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) before requesting final DRC authorization.

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5. There is insufficient stacking from S.R. 84 south right-of-way line and the first parking space per Section 47-20.6 of City Code of Ordinances. A forty-four (44) feet stacking distance is required or evaluation by architect shall be prepared in accordance with part “d” of the same section.
6. The location of the trash enclosure further exacerbates the problem with evaluation of any reduction of stacking for this site.
7. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
 - a. Paving, Grading, and Drainage (PGD) Plan(s),
 - b. Water and Sewer Plan(s)
 - c. Details and Specifications Plan(s) with City Standards, as applicable.
8. Please provide typical cross-sectional views of the proposed grading around the perimeter of the entire site. These typical sections shall provide sufficient detailing of the site grading, proposed structures, landscaping, etc. which will result in the finished project (including right of way area per engineering department standard detail P2.1).
9. Document turning radii for AASHTO Passenger (P) and single unit (SU) vehicles (sanitation trucks), or larger service vehicles requiring access and circulation on this site, as applicable.
10. Model the largest truck that could access this site and indicate how the turning radii will limit that vehicle’s access. This analysis shall be prepared and certified by a Transportation Engineer Certified in the State of Florida and reviewed by same (City’s consultant) prior to DRC authorization.
11. It appears that residentially zoned property exists south of this site and the access proposed on S.W. 28 Street requires removal for compliance with neighborhood compatibility provisions of the Code of Ordinances. Discuss this issue with the Planning staff.
12. There are no internal Stop signs and bars for conflicting movements (intersections) on the site plan (Sheet A-1). Provide such pavement markings and signage to improve internal circulation.
13. It is not apparent where any One-Way or Do-Not-Enter signs are designed for establish a one-directional travel lane around this site as is apparent by the arrow markings.

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14. FDOT sight visibility requirements shall be in effect for the access connection with S.R. 84 with State's access permit.
15. Provide continuous accessible ramps or connections to sidewalk and intersection of accesses and at S.W. 28 Street and S.W. 18 Terrace, for continuity of the pedestrian route. These ramps/connections shall be supplemented with detectible warning devices as indicated in American National Standards Section 705.1-3.
16. Please provide a photometric (lighting) plan in accordance with Section 47-20.14 of City Code.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Had Low Holdings, Inc.

Case #: 101-R-03

Date: October 14, 2003

Comments:

1. Flow test required.
2. Show hydrant location.
3. Fire lane must be shown to comply with 3-5 of the FFPC.
4. Fire sprinkler system required. Show fire main on civil plans.
5. Be sure to consider 704.3 of the FBC during the design phase.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

**Project
Name:** Had Low Holdings, Inc.

Case #: 101-R-03

Date: October 14, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Had Low Holdings, Inc.

Case #: 101-R-03

Date: October 14, 2003

Comments:

1. There must be a minimum 20' landscape area between the structure and the street. There may be a deficiency in this regard.
2. Indicate any utilities (both underground and above) that would affect proposed planting on the Landscape Plan.
3. Fences need to be setback from the property line. Continuous planting needs to be provided in this setback, which would include 1 tree (which may be standard or flowering) per 20'.
4. The required landscape for the vehicular use area (which is 20% of the gross VUA) is required to be within 10' of the VUA. Verify that this requirement is met.
5. Indicate requirements for irrigation, which would include a "rain sensor".
6. Verify applicable Interdistrict Corridor requirements.
7. Provide a list of all existing trees and palms on site, their names and sizes. Indicate whether they are to remain, be relocated, or be removed. All Tree Preservation Ordinance requirements apply. Any trees that would be considered good candidates for relocation should be relocated. For trees removed, "equivalent replacement" to be above minimum site Code requirements. Removal of "specimen trees" requires payment to the "Tree Canopy Trust Fund".
8. Signoff plans to contain the name of the Landscape Architect, and be sealed by same.

Recommendations:

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Division: Planning

Member: Angela Csinsi
954-828-5984

Project Name: Had Low Holdings, Inc.

Case #: 101-R-03

Date: October 14, 2003

Site Plan Level II Review/Self-Storage Facility

Comments:

1. This application is subject to ULDR Sec. 47-23.9.B, Interdistrict Corridor requirements for State Road 84. Provide a point-by-point narrative explaining how this application meets the criteria.
2. On site plan, clearly label property line on SW 28 Street.
3. Discuss traffic circulation with engineering representative.
4. Discuss 30' drive-aisle width with engineering representative.
5. Provide details of dumpster as required by ULDR Sec. 47-19.4.
6. Provide a platting determination letter from Broward County Planning Council stating whether or not a replat is required.
7. It is recommended that the proposed plans be shown to the neighboring homeowner associations.
8. Respond to all DRC comments within 90 days or additional review may be required.
9. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Had Low Holdings, Inc.	Case #:	101-R-03
Date:	October 14, 2003		

Comments:

1. Will Impact resistant glass be used?
2. Will there be a security fence/gate at project openings?
3. Will this fence/gate be electronically controlled by touch pad or card access system? If not, how will access to project be controlled?
4. If electronic gate is to be used, will there be enough room for entering vehicles to back up or turn around without causing a traffic hazard? Is there a turn around point?
5. Will there be 24 hour a day access?
6. Will the office be manned 24 hours a day?
7. Will there be on-site security? (Guards)
8. Will there be a security system installed to include panic buttons for emergency conditions?
9. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
10. Will there be openings or windows to allow full view of ALL stairwells?
11. Will ALL stairwell doors as well as entry/exit doors have an annunciation device to alert the office or security that a door is standing open and unsecured?
12. Perimeter stairwell doors should allow exit only.
13. All entry doors and locking devices will have sufficient security rating.

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14. Will perimeter doors have 180 degree viewing devices? (Peephole)
15. Will CCTV be used to monitor this site, to include the office area, entry/exit points, restroom and machine room areas, elevator and stairwell entry/exit points, and main driveway lanes?
16. All landscaping should allow unobstructed view of location.
17. Will there be any emergency phone/communication devices located on the property?

Please submit comments in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Had Low Holdings, Inc.

Case #: 101-R-03

Date: October 14, 2003

Comments:

1. Provide a narrative outlining how the proposed self-storage facility complies with 47-18.29.
2. Provide adjacent zoning districts on the site plan.
3. Photometric lighting values shall extend to all adjacent residential property line and shall not exceed one-half (1/2) foot-candle pursuant to section 47-20.14.
4. Pursuant to section 47-18.29.A.4 drive aisles shall be a minimum of thirty (30) feet when two (2) or more self-storage buildings share a common drive.
5. Pursuant to section 47-18-29.A.6 individual storage units shall not exceed 400 sf gfa.
6. Provide a data table of required and provided setbacks.
7. Dimension the required twenty (20) foot landscape area along the public right-of way pursuant to section 47-18.29.A.5.
8. The proposed development site is locate adjacent to State Road 84 and is subject to the Interdistrict Corridor requirements of 47-23.9 for State Road 84.
9. Additional comments may be discussed at the DRC meeting.